

Easton Historic District Commission
Easton, Maryland
June 22, 2009

Members Present: Roger Bollman, Chairman, Joyce DeLaurentis, Mark Beck, Mac Brittingham, John Sener, and Lena Gill.

Absent: Kurt Herrmann

Mr. Bollman called the meeting to order at 6:00 p.m.

The minutes of the previous meeting were approved.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdrawn the application at any time up to when the vote is taken*

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

The agenda for the evening was accepted 4-0.

Consent Docket Approvals

None

Staff Approvals

None

Business:

24-2009 102 E. Dover St. Andy Smith, O.N. Andrew & Son.

This is the second hearing on this application. During the meeting, the applicant amended the application as follows: a) repair the existing wood shutters (12 pairs); include caps on each shutter as part of the repair, b) install 1 1/4" thick louvered Atlantic Premium shutters

on the remainder of the 1st and 2nd floor windows (14 pairs) that had shutters but are now missing. Existing wood shutters are primarily on the north façade of the building and the south façade of the front frame section. Other existing wood shutters are on the west and south facades.

The Atlantic synthetic shutters are shown in the cut sheets attached. They are high density structural PVC; the style will be similar to existing wood shutters on the building; the size will be appropriate for the window openings; and they will be mounted so as to appear operable.

The application meets the Guidelines on pg 51 R1 and the spirit of 52 R2.

Approved as noted above – Motion by Gill, passed 4-1, Sener dissenting, Beck abstaining.

10-2009 134 N. Washington St. Goodwill Store.

The applicant was not represented at the meeting. Accordingly, the Commission acted upon the facts before it. The application, as now revised, covers an 8' high wood fence that will screen the ocean shipping containers that are used as storage sheds from the public parking lot.

The fence is approved as now revised in the memo to Stacie Rice by the Goodwill of 6/10/09 with the understanding that:

- Either Option #1 or #2 are approved but if the applicant chooses the board and batten option, the finished side should face the town parking lot.
- The gate should have the steel galvanized frame on the west side (toward the dumpsters and building).
- The gate must be the same style as the fence proper.
- The fence shall be wood, 8' high.
- The fence should be a minimum of 2 ½' from the parking meters to allow access to the back of the meters.

The application now meets the Guidelines on pg 32 R4.

Approved as noted above – Motion by Gill, passed 6-0.

38-2009 9, 11, 13 N. Thorogood Lane Donna Allen, Carriage House Condo Association.

This application covers replacing the deteriorated fences at the address. It meets the Guidelines on pg 32 R5.

Approved as Submitted – Motion by Delaurentis, passed 6-0.

39-2009 309 S. Hanson St. Mignonne La Chapelle, Owner.

This application covers a new 4' wooden picket fence to enclose the rear yard. The style of the fence is shown in the photo attached to the application. At the meeting, the application was modified to include 3 gates to be located – on the north fence line at the garage, on the north fence line at the house, on the front fence line to the south of the house.

The fence meets the Guidelines on pg 32 R4.

Approved as noted above – Motion by Sener, passed 6-0.

40-2009 204 E. Earle Ave. Kim Marks, owner

This application covers a replacement, although modified fence, at this address. Ms. Marks was accompanied to the meeting by a neighbor who supports the project. It meets the spirit of the Guidelines on pg 32 R5.

Approved as Submitted – Motion by Delaurentis, passed 6-0.

28-2009 302 E. Dover St. Atelier 11, Lauren Dianich, agent

This is a revision to the previous approval of this application and was submitted today, 6/22/09, and is described in the Atelier 11 letter of 6/19/09. No representative attended the meeting and, accordingly, the Commission acted upon the facts before it. There were questions regarding a future need for a railing around the proposed deck, steps or ramp to the proposed deck, and deck edge treatment (how will the edges be finished).

The revision is conditionally approved with the understanding that:

- No deck railings will be installed.
- No steps or ramps to the deck will be installed.
- The deck edge treatment/details will be submitted and approved by the Commission **before** construction begins.

The proposed revision meets the spirit of the corollary of the Guidelines on pg 59 NR3.

Approved as noted above – Motion by Beck, passed 6-0.

Items from the Commission

None

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman

cc: Zach Smith